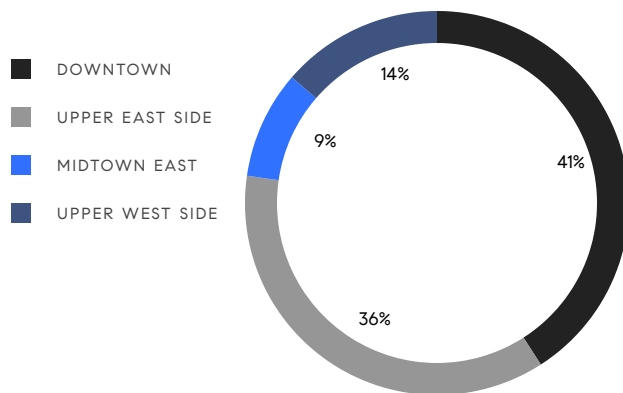


# MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



22

CONTRACTS SIGNED  
THIS WEEK

\$262,495,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 11 condos, 4 co-ops, and 7 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$11,931,591**

AVERAGE ASKING PRICE

**\$9,664,000**

MEDIAN ASKING PRICE

**\$2,672**

AVERAGE PPSF

**1%**

AVERAGE DISCOUNT

**\$262,495,000**

TOTAL VOLUME

**221**

AVERAGE DAYS ON MARKET

Penthouse W34A at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$28,000,000. Built in 2022, this penthouse condo unit spans 5,741 square feet with 5 beds and 5 full baths. It features river and skyline views, a 293-square foot loggia, a custom chef's kitchen with quartzite countertops and high-end appliances, floor-to-ceiling windows, a west-facing primary suite, bedrooms with en-suite baths, and much more. The building offers a fitness center and lap pool, a spa with steam room and sauna, a golf simulator, private dining, on-site parking and storage, and many other amenities.

Also signed this week was 45 East 74th Street on the Upper East Side, with a last asking price of \$26,500,000. This turnkey townhouse spans approximately 9,000 square feet with 6 beds and 6 full baths. It features a 20-foot-wide footprint, an elevator, a limestone facade, multiple terraces, a formal living room and dining room with high ceilings, oak paneling, and a wood-burning fireplace, a primary bedroom with en-suite bath and private terrace, a full-floor fitness area with swimming pool, and much more.

**11**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**7**

TOWNHOUSE DEAL(S)

**\$11,473,000**

AVERAGE ASKING PRICE

**\$8,037,500**

AVERAGE ASKING PRICE

**\$14,877,429**

AVERAGE ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$6,725,000**

MEDIAN ASKING PRICE

**\$13,500,000**

MEDIAN ASKING PRICE

**\$3,138**

AVERAGE PPSF

**\$2,052**

AVERAGE PPSF

**3,573**

AVERAGE SQFT

**6,717**

AVERAGE SQFT



### 500 WEST 18TH ST #WPH34A

West Chelsea

|      |       |        |          |      |              |         |              |
|------|-------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK  | \$28,000,000 | INITIAL | \$28,000,000 |
| SQFT | 5,741 | PPSF   | \$4,878  | BEDS | 5            | BATHS   | 5            |
| FEES | N/A   | DOM    | N/A      |      |              |         |              |



### 45 EAST 74TH ST

Upper East Side

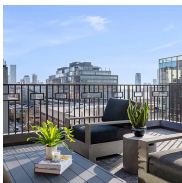
|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$26,500,000 | INITIAL | \$24,800,000 |
| SQFT | 9,000     | PPSF   | \$2,945  | BEDS | 6            | BATHS   | 6            |
| FEES | \$15,504  | DOM    | 102      |      |              |         |              |



### 230 WEST 11TH ST

West Village

|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$23,500,000 | INITIAL | \$18,800,000 |
| SQFT | N/A       | PPSF   | N/A      | BEDS | 5            | BATHS   | 5.5          |
| FEES | N/A       | DOM    | 468      |      |              |         |              |



### 90 MORTON ST #PH9B

West Village

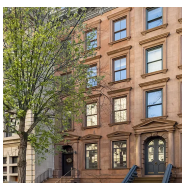
|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$19,150,000 | INITIAL | \$19,150,000 |
| SQFT | 3,630    | PPSF   | \$5,275  | BEDS | 3            | BATHS   | 3.5          |
| FEES | \$11,001 | DOM    | 148      |      |              |         |              |



### 205 EAST 85TH ST #PH2CD

Upper East Side

|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$14,500,000 | INITIAL | \$14,500,000 |
| SQFT | 6,000    | PPSF   | \$2,417  | BEDS | 7            | BATHS   | 7.5          |
| FEES | \$16,407 | DOM    | 49       |      |              |         |              |



### 164 EAST 70TH ST

Upper East Side

|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$13,650,000 | INITIAL | \$14,850,000 |
| SQFT | 7,400     | PPSF   | \$1,845  | BEDS | 5            | BATHS   | 6            |
| FEES | \$8,097   | DOM    | 251      |      |              |         |              |

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### 154 EAST 71ST ST

Upper East Side

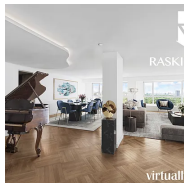
|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$13,500,000 | INITIAL | \$13,500,000 |
| SQFT | 11,140    | PPSF   | \$1,212  | BEDS | 6            | BATHS   | 7            |
| FEES | \$17,293  | DOM    | 136      |      |              |         |              |



### 21 EAST 26TH ST #2

Nomad

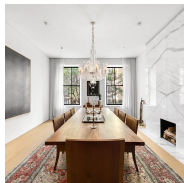
|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$12,995,000 | INITIAL | \$12,995,000 |
| SQFT | 4,967    | PPSF   | \$2,617  | BEDS | 4            | BATHS   | 5.5          |
| FEES | \$14,330 | DOM    | 16       |      |              |         |              |



### 200 CENTRAL PARK SOUTH #S30ABC

Midtown

|      |       |        |          |      |              |         |              |
|------|-------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP  | STATUS | CONTRACT | ASK  | \$12,950,000 | INITIAL | \$12,950,000 |
| SQFT | 5,250 | PPSF   | \$2,467  | BEDS | 4            | BATHS   | 7            |
| FEES | N/A   | DOM    | 7        |      |              |         |              |



### 127 EAST 62ND ST

Upper East Side

|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$11,997,000 | INITIAL | \$13,500,000 |
| SQFT | 4,450     | PPSF   | \$2,696  | BEDS | 4            | BATHS   | 5            |
| FEES | \$7,052   | DOM    | 590      |      |              |         |              |



### 217 WEST 57TH ST #46A

Midtown

|      |         |        |          |      |              |         |              |
|------|---------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$10,333,000 | INITIAL | \$10,333,000 |
| SQFT | 2,439   | PPSF   | \$4,237  | BEDS | 3            | BATHS   | 3.5          |
| FEES | \$8,074 | DOM    | N/A      |      |              |         |              |



### 54 WEST 11TH ST

Greenwich Village

|      |            |        |          |      |             |         |              |
|------|------------|--------|----------|------|-------------|---------|--------------|
| TYPE | MULTIHOUSE | STATUS | CONTRACT | ASK  | \$8,995,000 | INITIAL | \$11,000,000 |
| SQFT | 4,168      | PPSF   | \$2,159  | BEDS | 5           | BATHS   | 4.5          |
| FEES | \$5,088    | DOM    | 178      |      |             |         |              |

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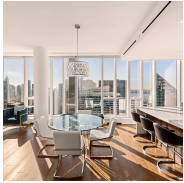




### 378 WEST END AVE #3B

Upper West Side

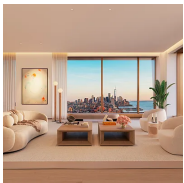
|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$7,995,000 | INITIAL | \$7,895,000 |
| SQFT | 3,349   | PPSF   | \$2,388  | BEDS | 4           | BATHS   | 4.5         |
| FEES | \$8,263 | DOM    | 546      |      |             |         |             |



### 1 WEST END AVE #35B

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$7,900,000 | INITIAL | \$7,900,000 |
| SQFT | 2,815   | PPSF   | \$2,807  | BEDS | 4           | BATHS   | 4.5         |
| FEES | \$3,750 | DOM    | 92       |      |             |         |             |



### 500 WEST 18TH ST #W15A

West Chelsea

|      |       |        |          |      |             |         |             |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK  | \$7,135,000 | INITIAL | \$7,135,000 |
| SQFT | 2,349 | PPSF   | \$3,038  | BEDS | 3           | BATHS   | 3           |
| FEES | N/A   | DOM    | 224      |      |             |         |             |



### 1228 MADISON AVE #3

Upper East Side

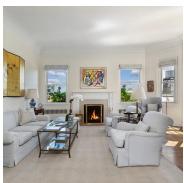
|      |       |        |          |      |             |         |             |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP  | STATUS | CONTRACT | ASK  | \$6,950,000 | INITIAL | \$6,950,000 |
| SQFT | 3,136 | PPSF   | \$2,217  | BEDS | 4           | BATHS   | 3.5         |
| FEES | N/A   | DOM    | 178      |      |             |         |             |



### 359 WEST 11TH ST #PH9A

West Village

|      |          |        |          |      |             |         |             |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$6,695,000 | INITIAL | \$6,295,000 |
| SQFT | 2,536    | PPSF   | \$2,640  | BEDS | 4           | BATHS   | 3           |
| FEES | \$10,097 | DOM    | 191      |      |             |         |             |



### 8 EAST 96TH ST #PHA

Upper East Side

|      |      |        |          |      |             |         |             |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK  | \$6,500,000 | INITIAL | \$7,200,000 |
| SQFT | N/A  | PPSF   | N/A      | BEDS | 3           | BATHS   | 3.5         |
| FEES | N/A  | DOM    | 242      |      |             |         |             |

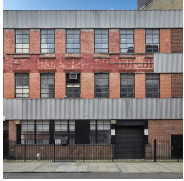
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### 135 WEST 70TH ST #PHBC

Upper West Side

|      |          |        |          |      |             |         |     |
|------|----------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$6,500,000 | INITIAL | N/A |
| SQFT | 3,165    | PPSF   | \$2,054  | BEDS | 5           | BATHS   | 5.5 |
| FEES | \$10,048 | DOM    | N/A      |      |             |         |     |



### 302 WEST 13TH ST

West Village

|      |            |        |          |      |             |         |             |
|------|------------|--------|----------|------|-------------|---------|-------------|
| TYPE | MULTIHOUSE | STATUS | CONTRACT | ASK  | \$6,000,000 | INITIAL | \$6,000,000 |
| SQFT | 4,140      | PPSF   | \$1,450  | BEDS | N/A         | BATHS   | 3           |
| FEES | \$2,000    | DOM    | 26       |      |             |         |             |



### 875 PARK AVE #2N

Upper East Side

|      |          |        |          |      |             |         |             |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP     | STATUS | CONTRACT | ASK  | \$5,750,000 | INITIAL | \$6,995,000 |
| SQFT | 3,000    | PPSF   | \$1,917  | BEDS | 3           | BATHS   | 3           |
| FEES | \$10,656 | DOM    | 393      |      |             |         |             |



### 400 PARK AVE SOUTH #28B

Nomad

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,000,000 | INITIAL | \$5,100,000 |
| SQFT | 2,310   | PPSF   | \$2,165  | BEDS | 3           | BATHS   | 3           |
| FEES | \$7,498 | DOM    | 350      |      |             |         |             |

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